

# WASHINGTON PLACE

WASHINGTON ST@ WALNUT ST, NEWTON, MA

01/17/2017 SPECIAL PERMIT

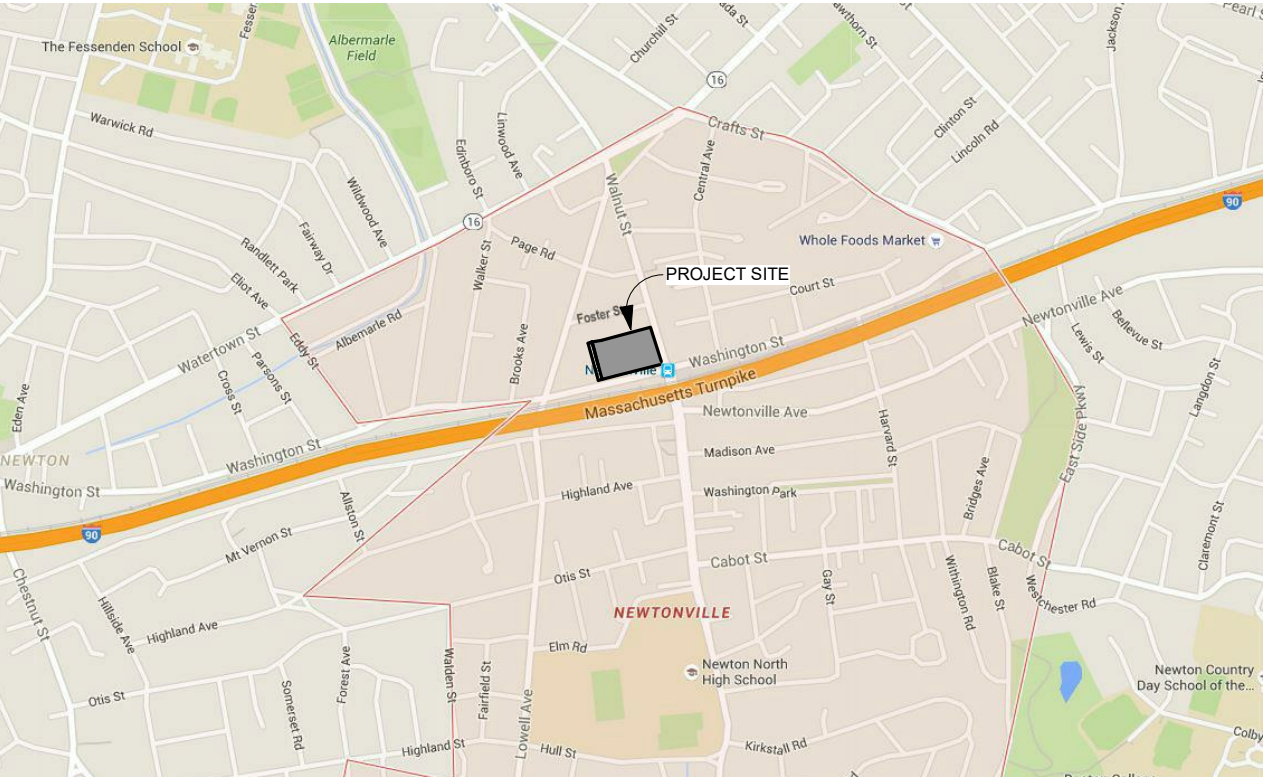


OWNER:  
**MARK NEWTONVILLE, LLC**  
57 RIVER STREET, SUITE 106  
WELLESLEY, MA 02481

PCA PROJECT #: 15063

ATTORNEY:  
**SCHLESINGER AND BUCHBINDER, LLP**  
ATTORNEYS AT LAW  
1200 WALNUT STREET  
NEWTON, MA 02461  
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CIVIL ENGINEER:  
**BOHLER ENGINEERING**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
(508) 480-9900

ARCHITECT:  
**PRELLWITZ CHILINSKI ASSOCIATES, INC.**  
221 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139  
(617) 547-8120  
  
LANDSCAPE ARCHITECT:  
**GROUND INC.**  
6 CARLTON STREET  
SOMERVILLE, MA 02143  
(617) 718-0889



SITE LOCATION

GROSS FLOOR AREA	
GARAGE FLOOR RETAIL	4,600 SF
GROUND FLOOR	49,105 SF
SECOND FLOOR	51,115 SF
THIRD FLOOR	49,025 SF
FOURTH FLOOR	47,045 SF
FIFTH FLOOR	30,585 SF
TOTAL GROSS FLOOR AREA	231,475 SF

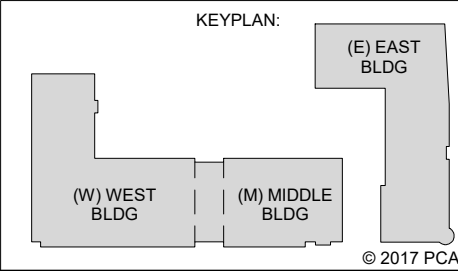
PARKING	
UNDERGROUND PARKING AREA (4,600 SF RETAIL NOT INCLUDED)	96,922 SF
SURFACE PARKING SPACES	108
UNDERGROUND PARKING SPACES	243
TOTAL PARKING SPACES	351

UNIT MIX					
	STUDIO	1BR	2BR	3BR	TOTAL UNITS
BUILDING 1 (E)	7	28	28	2	65
BUILDING 2 (M)	5	14	7	3	29
BUILDING 3 (W)	4	33	28	1	66
TOTAL UNITS	16	75	63	6	160
UNIT RATIO	10%	47%	39%	4%	100%

OFFICE/COMMUNITY ROOM	2,030 SF
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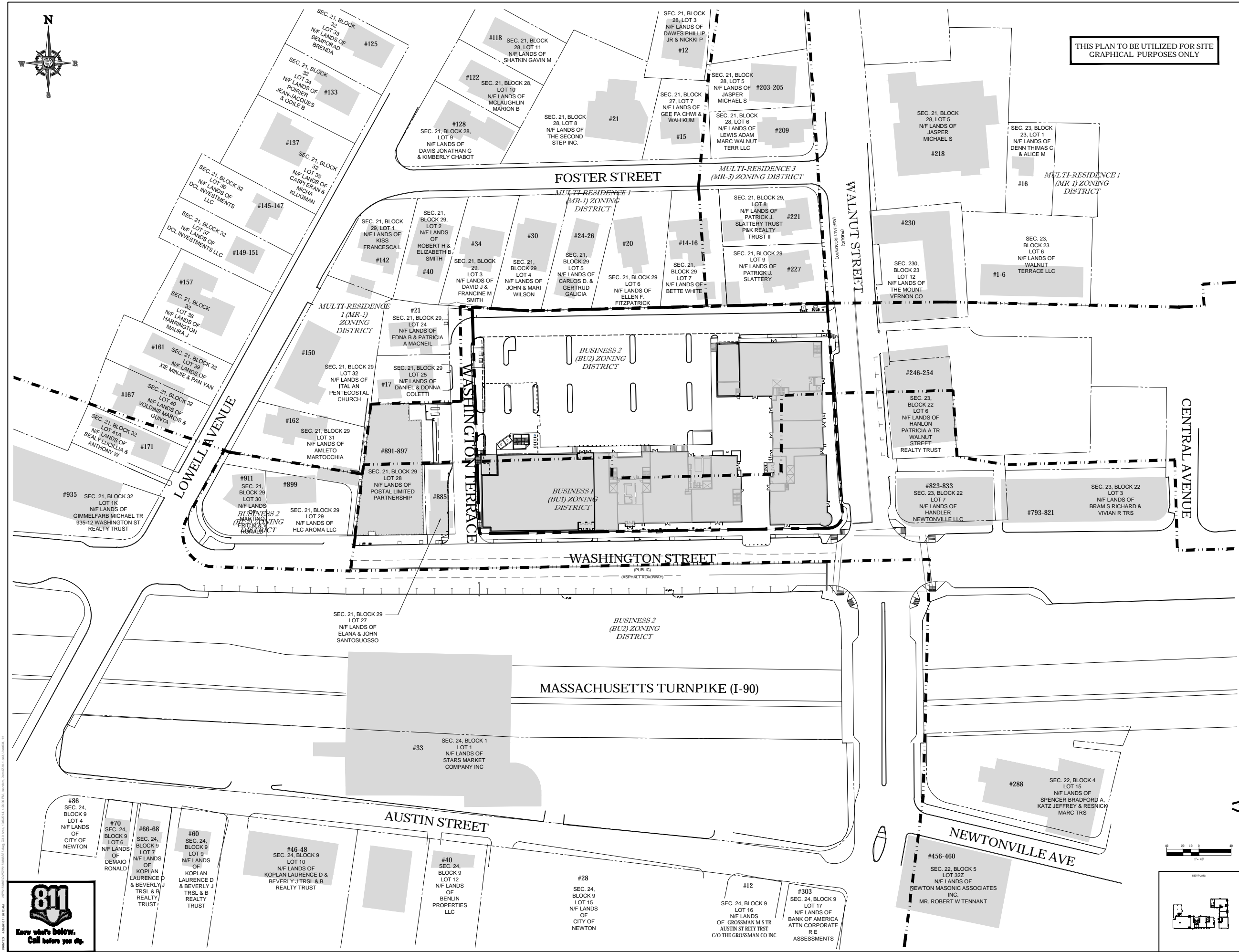
COMMERCIAL SPACES	
COMMERCIAL 1	12,995 SF
COMMERCIAL 2	2,255 SF
COMMERCIAL 3	4,660 SF
COMMERCIAL 4	3,750 SF
COMMERCIAL 5	4,900 SF
COMMERCIAL 6	2,150 SF
COMMERCIAL 7	2,150 SF
COMMERCIAL 8	11,000 SF
TOTAL COMMERCIAL AREA	43,860 SF

DRAWING LIST.						
REVISED ●	SHEET NO.	SHEET NAME	ISSUE DATE	CURRENT REVISION		
				NO.	DESCRIPTION	DATE
GENERAL						
●	G0.0	COVER	05/05/2016	A	SPECIAL PERMIT	01/17/2017
CIVIL						
●	C1.0	GENERAL NOTES SHEET	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C2.0	EXISTING CONDITIONS PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C3.0	AREA PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C3.1	PROPOSED SITE PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C3.2	BENEFICIAL OPEN SPACE PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C3.3	SITE DIRECTIONAL SIGNAGE PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C4.0	GRADING & DRAINAGE PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C5.0	UTILITY PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C6.0	SOIL EROSION & SEDIMENT CONTROL PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C6.1	SOIL EROSION CONTROL NOTES & DETAIL SHEET	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C7.0	SITE LIGHTING PHOTOMETRIC PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C8.0	DETAIL SHEET	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C8.1	DETAIL SHEET	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C8.2	DETAIL SHEET	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	C8.3	DETAIL SHEET	05/05/2016	A	SPECIAL PERMIT	01/17/2017
LANDSCAPE						
●	L1.0	LANDSCAPE PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	L2.0	ENLARGED PLAZA PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
SITE SIGNAGE						
●	G1.10	SIGNAGE ELEVATIONS	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	G1.11	SIGNAGE ELEVATIONS	05/05/2016	A	SPECIAL PERMIT	01/17/2017
ARCHITECTURAL						
●	A1.11	UNDERGROUND PARKING PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A1.12	GROUND FLOOR PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A1.13	SECOND FLOOR PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A1.14	THIRD FLOOR PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A1.15	FOURTH FLOOR PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A1.16	FIFTH FLOOR PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A1.17	ROOF PLAN	05/05/2016	A	SPECIAL PERMIT	01/17/2017
	A1.18	4TH FLOOR SETBACK RELIEF	01/17/2017			
	A1.19	5TH FLOOR SETBACK RELIEF	01/17/2017			
●	A2.10	BUILDING ELEVATIONS	05/05/2016	A	SPECIAL PERMIT	01/17/2017
●	A2.11	BUILDING ELEVATIONS	05/05/2016	A	SPECIAL PERMIT	01/17/2017









**PCA**  
PRELWITZ CHURISH ASSOCIATES  
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PCA PROJECT #: 15053

# WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS	DATE	BY	DESCRIPTION
1	05/05/16	AS	ORIGINAL ISSUE
2	05/05/16	AS	SCALE: SHOWN
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4	05/05/16	AS	SCALE: SHOWN
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ORIGINAL ISSUE:  
05/05/16  
SCALE: SHOWN

AREA PLAN

C3.0



PCA

PRELIMINARY CHURCH ASSOCIATES  
Architecture Planning Engineers

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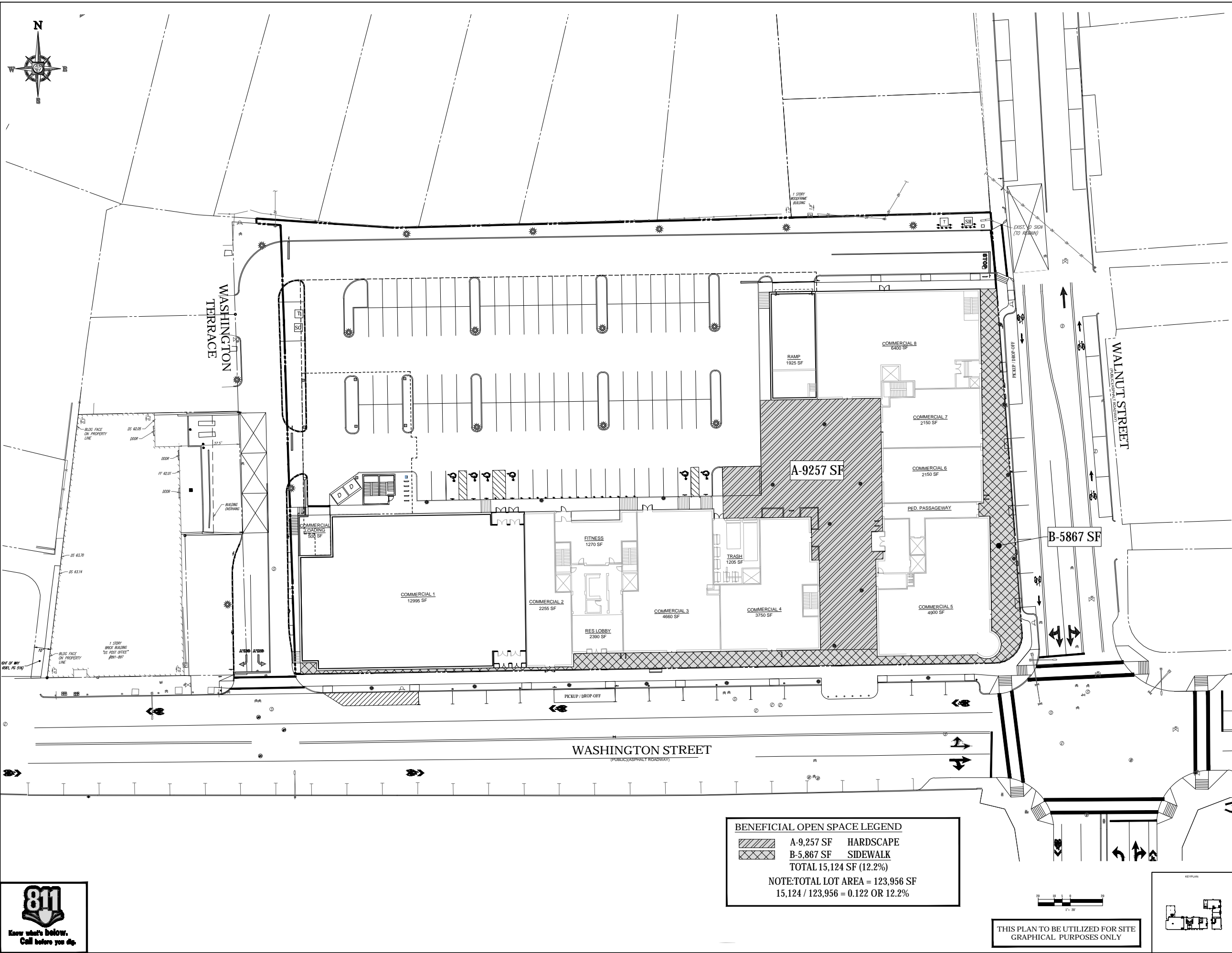
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SEAL

JOSEPH J. JOHNSON  
REGISTERED PROFESSIONAL ENGINEER  
MASSACHUSETTS  
LICENSE NO. 10101

BENEFICIAL  
OPEN SPACE  
PLAN

C3.2



BENEFICIAL OPEN SPACE LEGEND

A-9,257 SF

B-5,867 SF

HARDSCAPE

SIDEWALK

TOTAL 15,124 SF (12.2%)

NOTE: TOTAL LOT AREA = 123,956 SF

15,124 / 123,956 = 0.122 OR 12.2%

THIS PLAN TO BE UTILIZED FOR SITE  
GRAPHICAL PURPOSES ONLY

811

Know what's below.  
Call before you dig.



REVISIONS:	
00016	ELECTRICAL SERVICE REVISIONS PER VENDOR
11616	VERSION / FIRE DEPT. REVISIONS
12116	ARCHITECTURAL AND ROADWAY COORD. REVS
20216	ARCHITECTURAL AND ROADWAY COORD. REVS
111117	REVS FOR SPECIAL PERMIT FILING



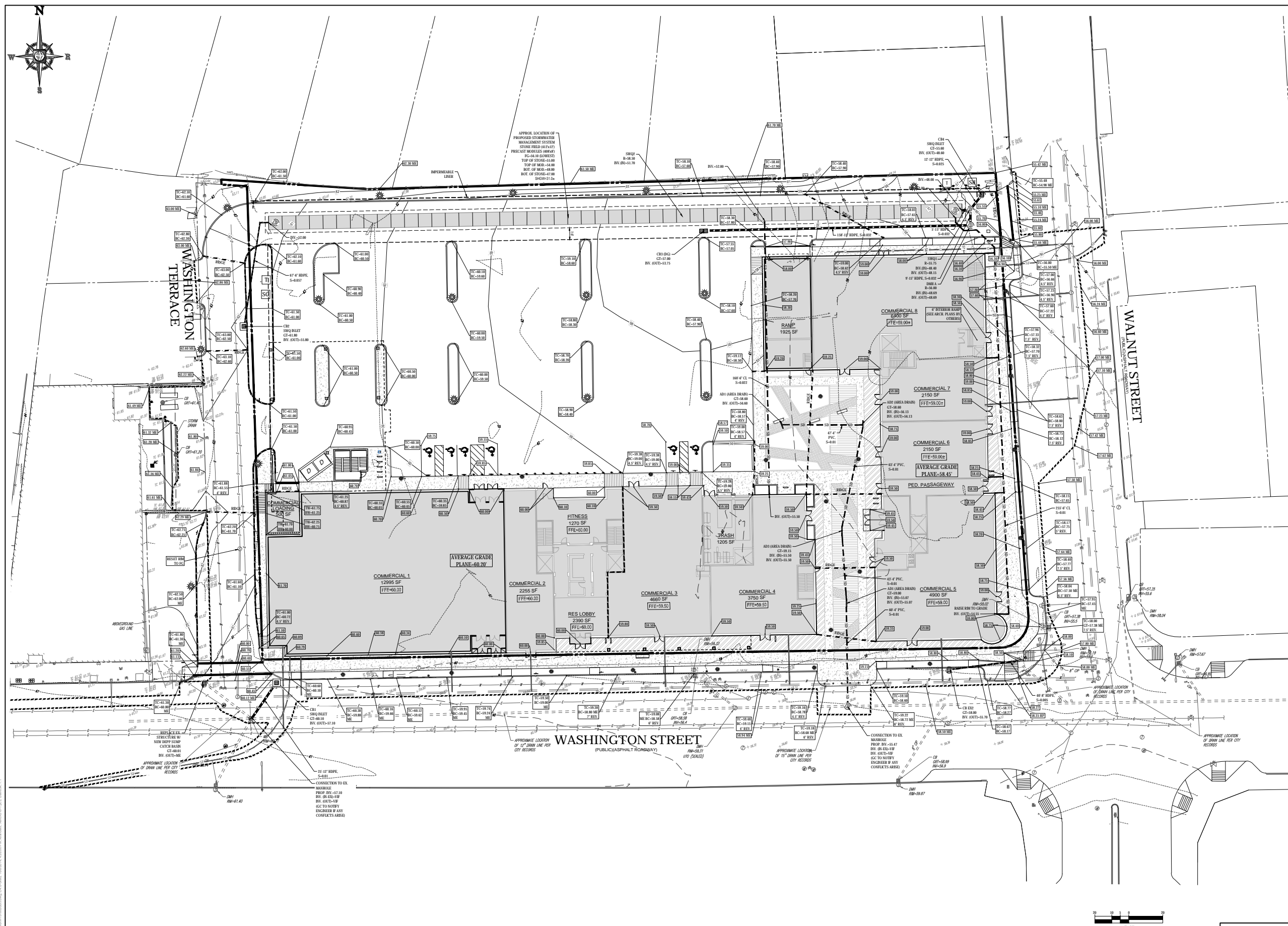
ORIGINAL ISSUE

05/05/16

SCALE:

GRADING  
DRAINAGE  
PLAN

C4.0



**Know what's below.  
Call before you dig.**

THIS PLAN TO BE UTILIZED FOR  
GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET  
FOR GRADING & UTILITY NOTES



## WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

	REVISIONS:	
00016	ELECTRICAL SERVICE REVISIONS PER VENDOR SOURCE	P/R
11619	VERSION / FIRE DEPT. REVISIONS	P/R
11619	ARCHITECTURAL AND ROADWAY COORD.	M/S
12118	ARCHITECTURAL AND ROADWAY COORD.	M/S
202116	ARCHITECTURAL AND ROADWAY COORD. REV'S	M/S
202176	REV'S FOR SPECIAL PERMIT FILING	M/S



ORIGINAL ISSUE

05/05/16

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SCALE.

UTILITY PLAN

C5.0



THIS PLAN TO BE UTILIZED FOR  
UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET  
FOR GRADING & UTILITY NOTES



**Know what's below.  
Call before you dig.**

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EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS SILT FENCE, STRAW BARRIERS, ETC) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR INCORPORATION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED INTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 40 LB PER ACRE OR 34.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND FERTILIZER (EQUIVALENT TO 40% CALCULATED PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - 10.3. FOLLOWING SEED BED PREPARATION, DICHERS AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 6% CREEPING RED FESCUE, 3% BENTON, AND 40% TALL FESCUE. THE LOAM AREA WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 40% KENTUCKY BLUE GRASS, 40% CREEPING RED FESCUE, AND 10% PERENNIAL RYEGRASS. SEEDING RATE IS 1.05 LBS PER 1,000 SF LAWN QUALITY SOID MAY BE SUBSTITUTED FOR SEED.
  - 10.4. STRAW MULCH AT THE RATE OF 75 40 LBS PER 1,000 SF. A HYBRID APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CIBASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED WITH STRAW BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

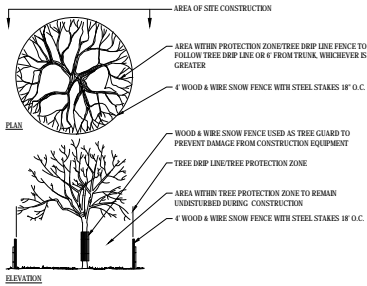
MULCH	MULCH	RATE (1,000 SF)
LOCATION	STRAW	100 POUNDS
PROTECT AREA		
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	140-275 POUNDS
	STRAW (ANCHORED)	100 POUNDS
Moderate to high velocity areas or steep slopes greater than 3:1	JUTE MESH OR EXCELSTON MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	
* A HYBRID APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CIBASOL OR RMB PLUS SHALL BE USED ON straw MULCH FOR WIND CONTROL.		
MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1/2 SQ. YARD/ACRE); MULCH NETTING (AS PER MANUFACTURER); WOOD-CELLOLULOSE FIBER (750 LB/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SEDIMENT TRAP/SILT FENCE FOR SMALL AREAS AND ROAD DICHERS MAY BE PERMITTED.		

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

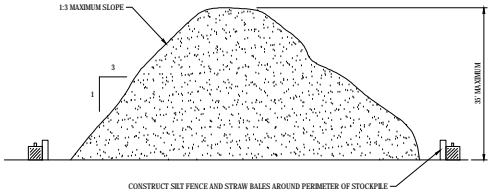
1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 1 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR snow AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNDEPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DICHERS TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF snow OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
  - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD-CELLOLULOSE FIBER.
  - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 4%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

CONSTRUCTION SEQUENCE

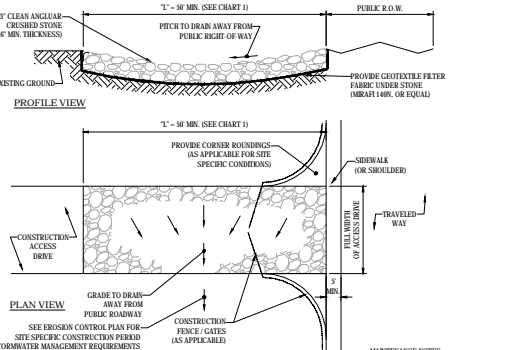
- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND ADJUTMENTS (SEE DEMOLITION PLAN)
- \*CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/PILEUP AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE P TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZER, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.



TREE PROTECTION DURING CONSTRUCTION

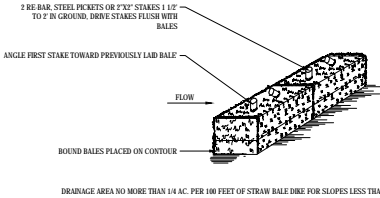


TEMPORARY STOCKPILE DETAIL

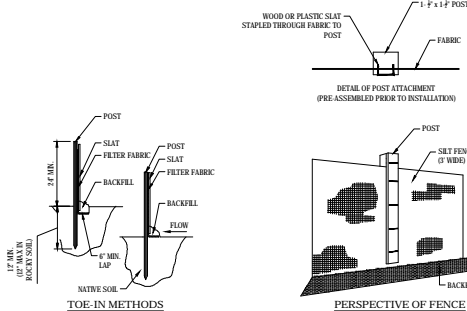


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	PERCENT SLOPE OF ROADWAY
0% TO 2%	COARSE GRAINED SOLES	0% TO 2%
2% TO 5%	100 FT	2% TO 5%
>5%	ENTIRE ENTRANCE STABILIZED WITH FAIR BASE COURSE (1)	>5%

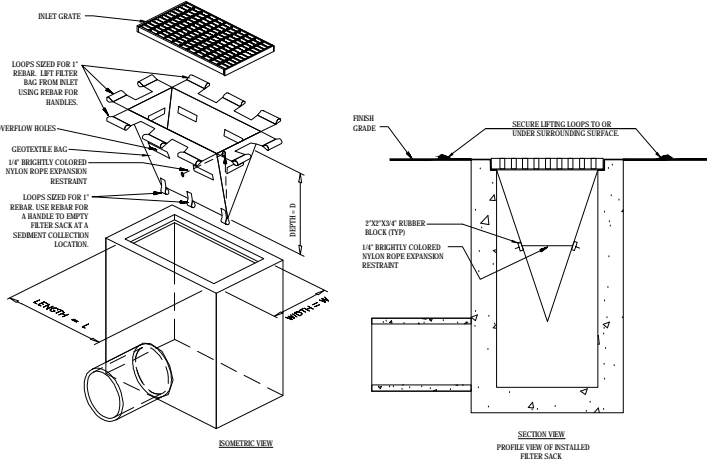
STABILIZED CONSTRUCTION EXIT



STRAW BALE DETAIL



TYP. SILTATION FENCE DETAIL



FILTER SACKS (GRADED INLETS)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	25 %
PUNCTURE	ASTM D-4833	120 LBS
MILLES BEEST	ASTM D-5786	400 PSI
TRAPEZOID TEAR	ASTM D-4833	120 LBS
UV RESISTANCE	ASTM D-4333	40 %
APPEARANT OPENING SIZE	ASTM D-4754	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1/3 SEC. 1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BAY.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 24 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BAY.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.  
TO BE USED IN EXISTING RIGHT OF WAY

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www.BohlerEngineering.com

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WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

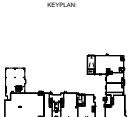
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2	05/05/16	ISSUED FOR PERMIT
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5	05/05/16	ISSUED FOR PERMIT
6	05/05/16	ISSUED FOR PERMIT
7	05/05/16	ISSUED FOR PERMIT
8	05/05/16	ISSUED FOR PERMIT
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ORIGINAL ISSUE:

05/05/16

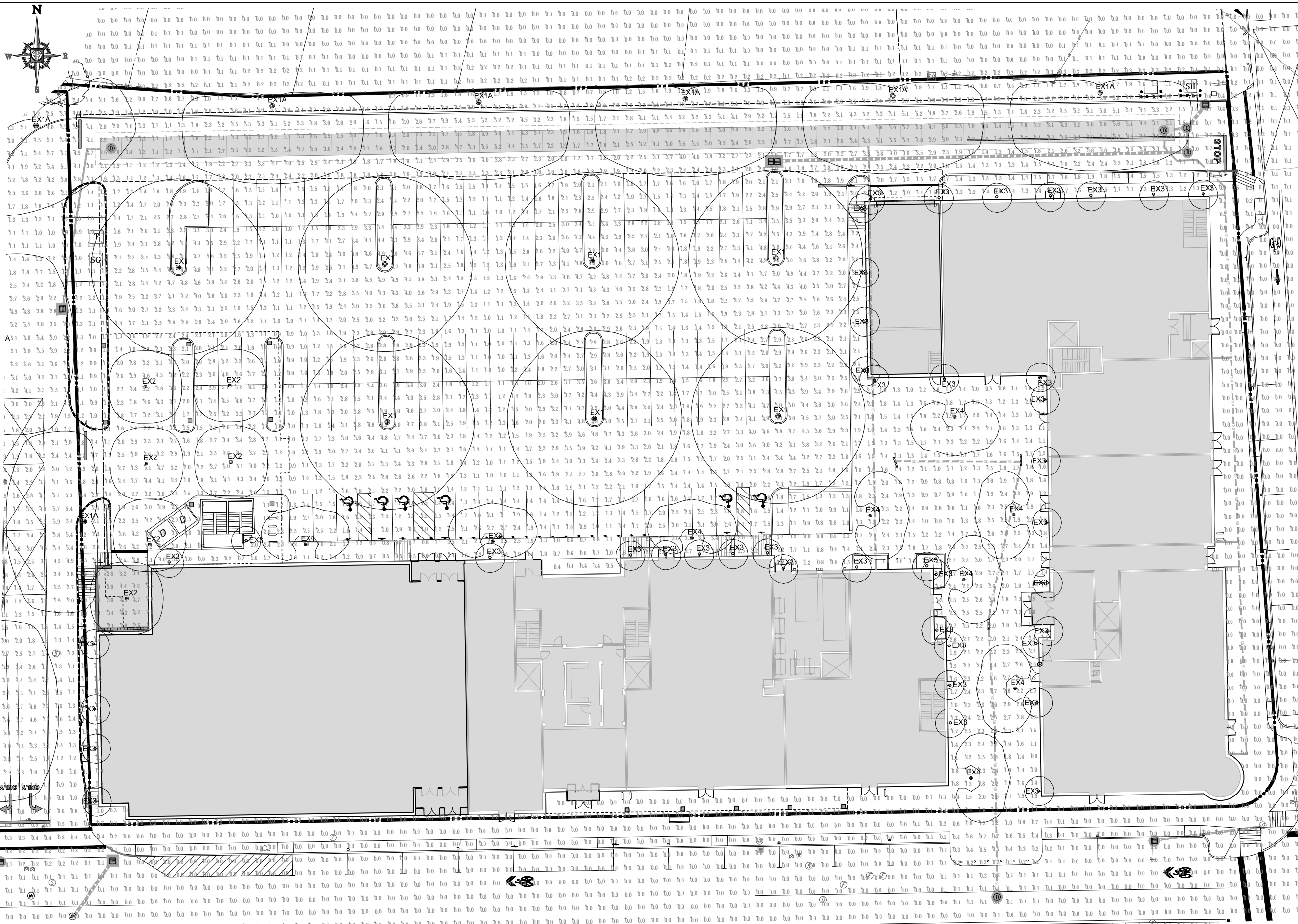
SCALE: AS SHOWN



SOIL EROSION CONTROL NOTES & DETAILS SHEET

C6.1





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**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS	DATE	DESCRIPTION
1	05/05/16	FINAL
2	05/05/16	REVISIONS
3	05/05/16	REVISIONS
4	05/05/16	REVISIONS
5	05/05/16	REVISIONS
6	05/05/16	REVISIONS
7	05/05/16	REVISIONS
8	05/05/16	REVISIONS
9	05/05/16	REVISIONS
10	05/05/16	REVISIONS



ORIGINAL ISSUE  
05/05/16  
SCALE: AS SHOWN

**SITE LIGHTING PHOTOMETRICS PLAN**  
C7.0


Diagram illustrating the cross-section of a pavement reconstruction. The diagram shows the following layers and dimensions:

- LINE OF PAVEMENT RECONSTRUCTION** (top left label)
- 5" MIN. (AT HILLING LIMITS)** (top center label)
- 1" MIN. (AT SAWCUT LIMITS)** (top center label)
- 1.5" MIN.** (dimension for the top layer thickness)
- EXISTING SUBBASE** (label for the middle layer)
- NEAT SAWCUT OR MILL 1.5" OF EXIST. PAVEMENT SECTION, POWER** (bottom center label)
- TYRE TREAD PATTERNS** (left side label)
- TYRE TREAD PATTERNS** (right side label)
- SHOULDER** (right side label)

Diagram illustrating the dimensions and specifications for a STOP sign:

- Dimensions:**
  - Overall width: 17'
  - Overall height: 4.0'
  - Top section height: 1.0'
  - Sign face height: 1.7'
  - Bottom section height: 2.0' MIN.
  - Sign face width: 8' MIN.
  - Sign face height: 2' MIN.
- Specifications:**
  - WHITE PAINT (SEE SPEC BELOW)** is used for the sign face.
  - DOUBLE YELLOW LINE (SEE SITE PLAN)** is used for the background.
  - NOTE:** ALL PAVEMENT STOPPING AND MARKINGS SHALL CONSIST OF CHROMIATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 100% (1) MILS PER THICKNESS.
  - NOTE:** LOCATION OF STOP SIGN SHALL BE IN LINE WITH STOP BAR.



## WASHINGTON STREET @ WALNUT STREET, NEWTON, MA







01 Landscape Plan  
SCALE: 1" = 40'-0"

REVISIONS	
1	DESIGN PERMITTING SET
2	01/17/17 REVISION PERMIT SET





GREEN WALL

01

**Landscape Plan**

SCALE: 1" = 20'-0"



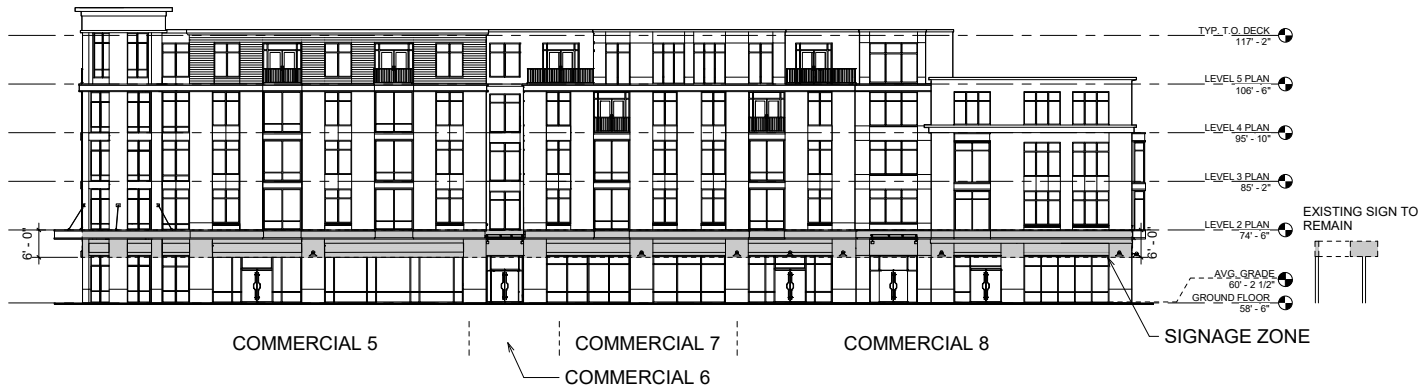
1 SOUTH ELEVATION - WASHINGTON STREET - SIGNAGE



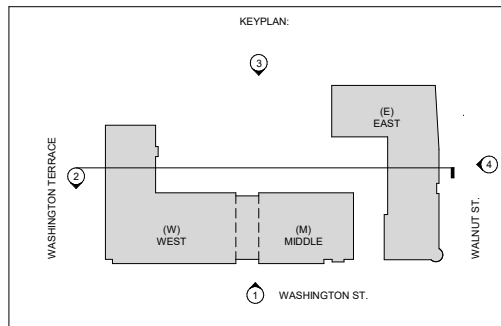
2 NORTH ELEVATION/ SECTION - SIGNAGE



3 NORTH ELEVATION - SIGNAGE



4 EAST ELEVATION - WALNUT STREET - SIGNAGE



179-19

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WASHINGTON PLACE

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NEWTON, MA  
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REVISIONS:	A	SPECIAL PERMIT	01/17/2017						

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01/17/2017

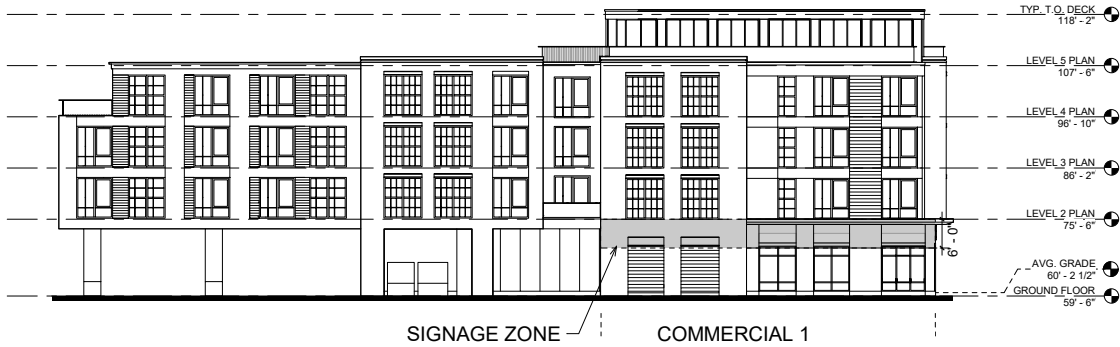
SCALE:

SIGNAGE ELEVATIONS

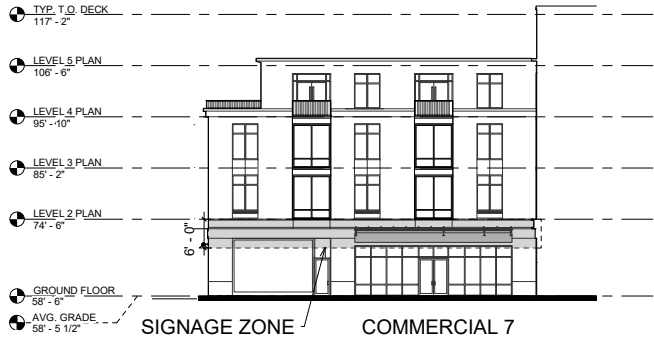
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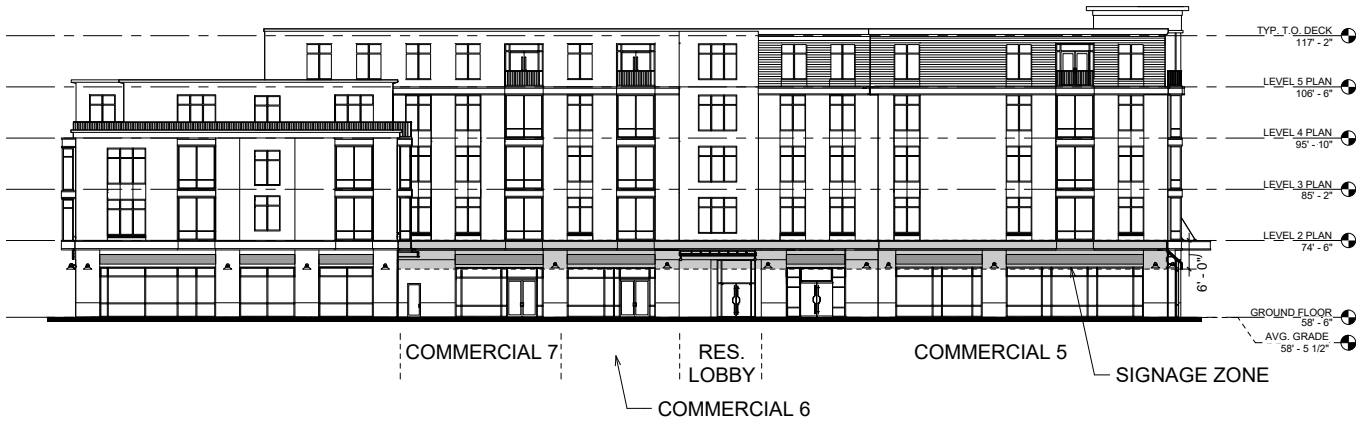
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① WEST ELEVATION - WASHINGTON TERRACE (WEST BLDG) - SIGNAGE



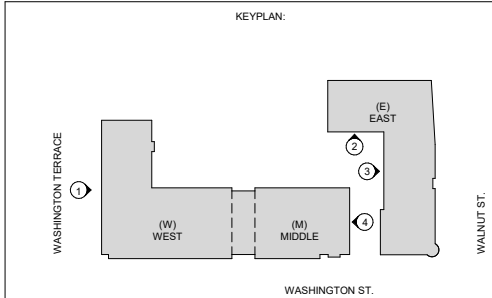
② COURTYARD SOUTH ELEVATION (EAST BLDG) - SIGNAGE



③ COURTYARD WEST ELEVATION (EAST BLDG) - SIGNAGE



④ COURTYARD EAST ELEVATION (MIDDLE BLDG) - SIGNAGE



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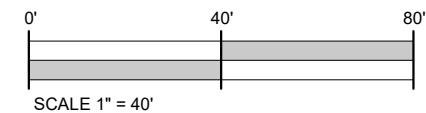
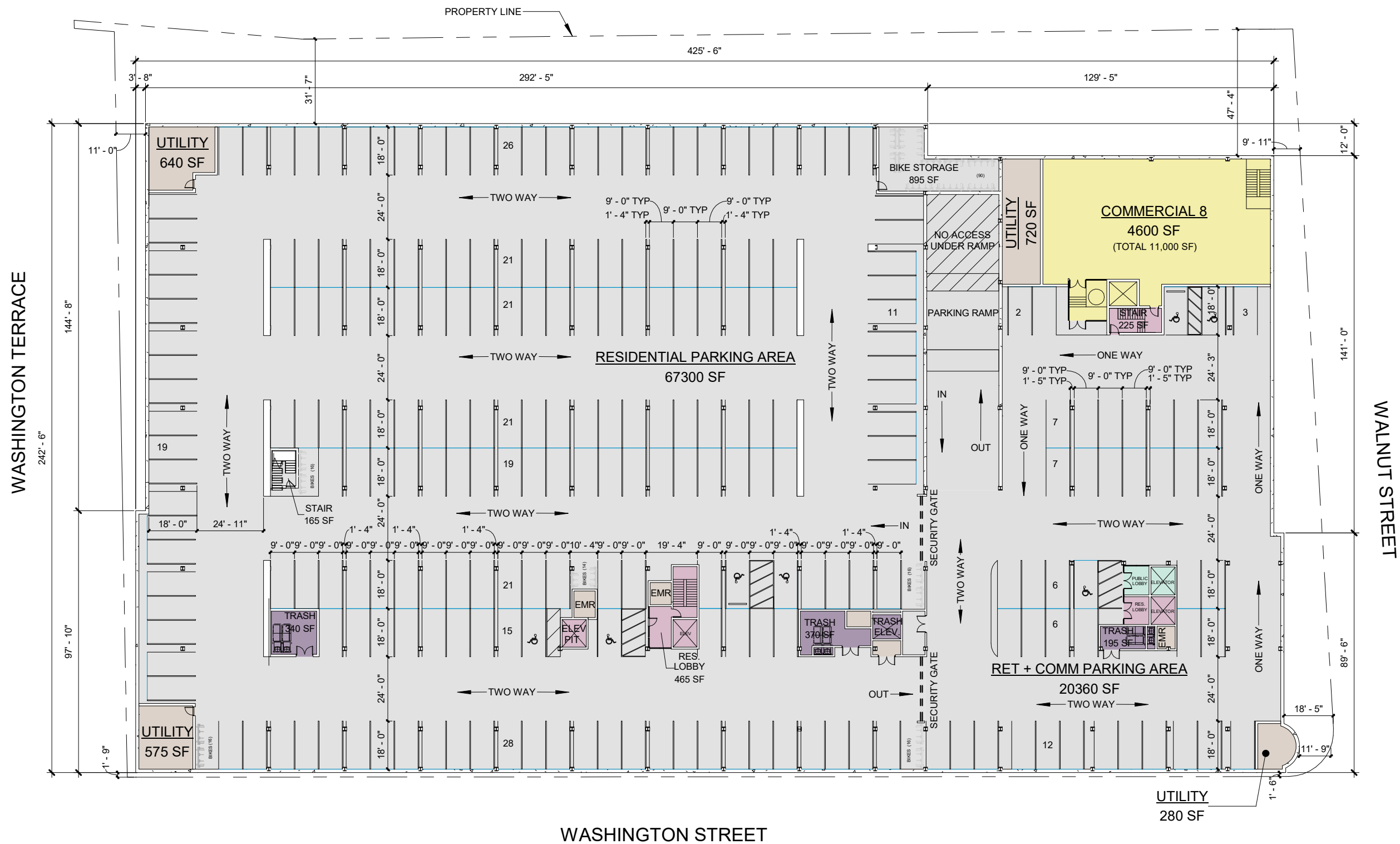
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SCALE:

SIGNAGE  
ELEVATIONS

G1.11

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COMBINED TOTAL		RESIDENTIAL SPACES		RETAIL SPACES	
243	TOTAL SPACES	200	TOTAL SPACES	43	TOTAL SPACES
7	TOTAL ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE REQUIRED)				

96,922 GROSS SF  
(RAMP INCLUDED, 4,600 SF RETAIL SPACE NOT INCLUDED)

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SCALE: 1" = 40'-0"	

UNDERGROUND  
PARKING PLAN

A1.11

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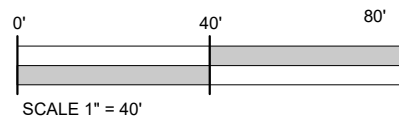
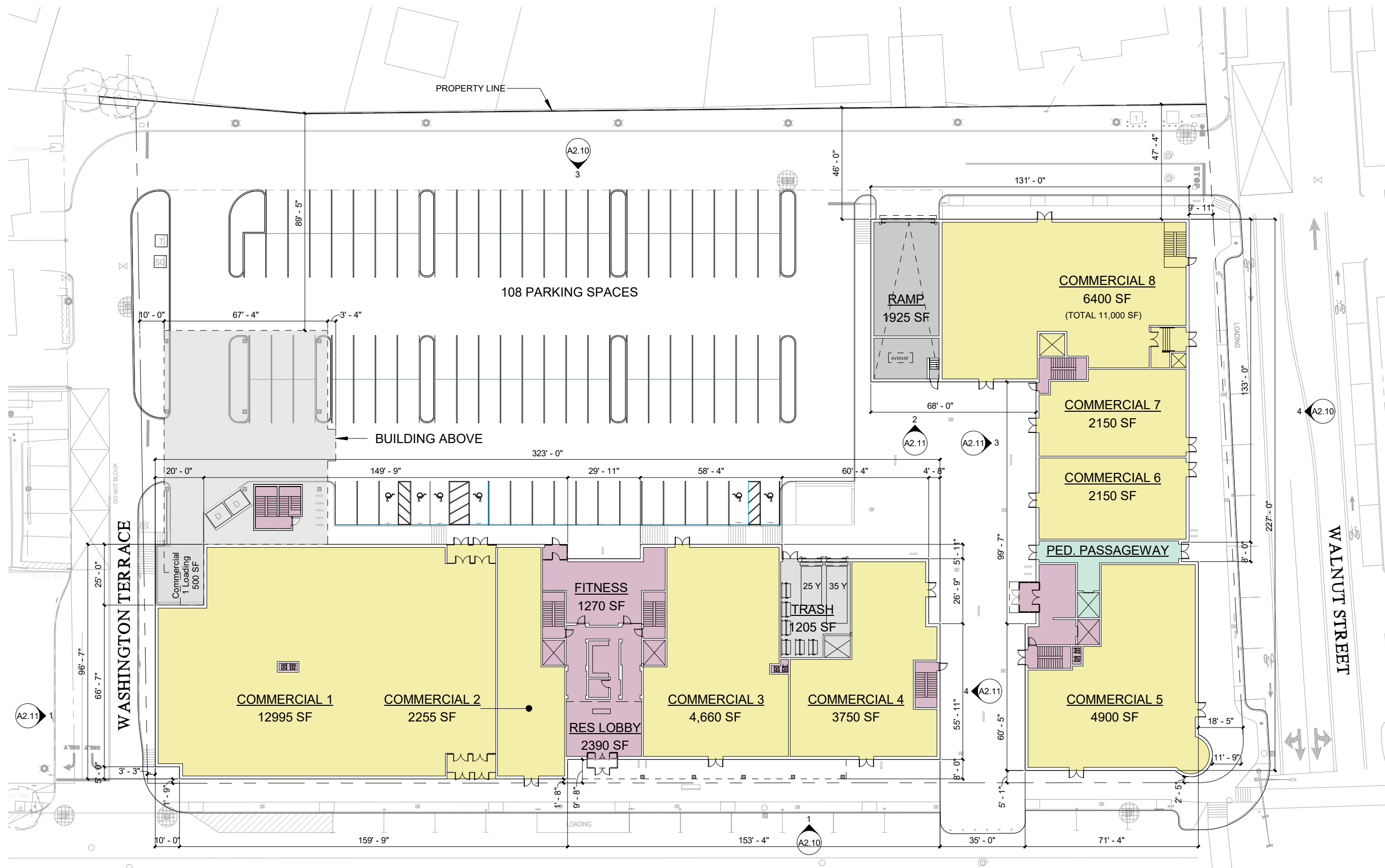
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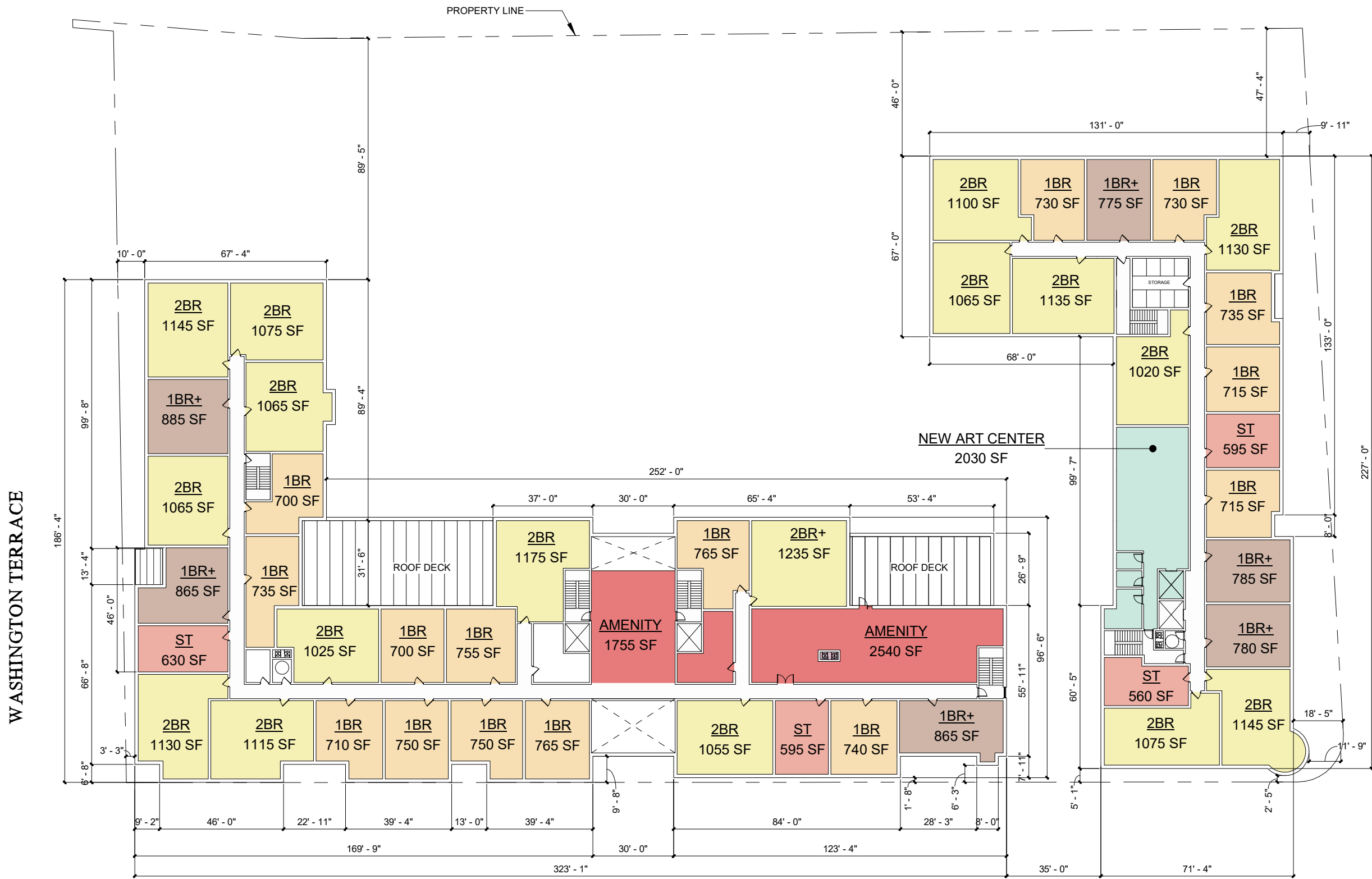
SCALE: 1" = 40'-0"

## GROUND FLOOR PLAN

## A1.12

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SCALE: 1" = 40'-0"

SECOND FLOOR  
PLAN

A1.13



WASHINGTON PLACE

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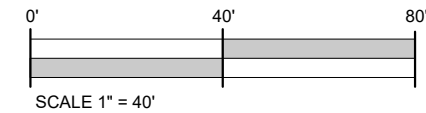
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THIRD FLOOR  
PLAN

A1.14



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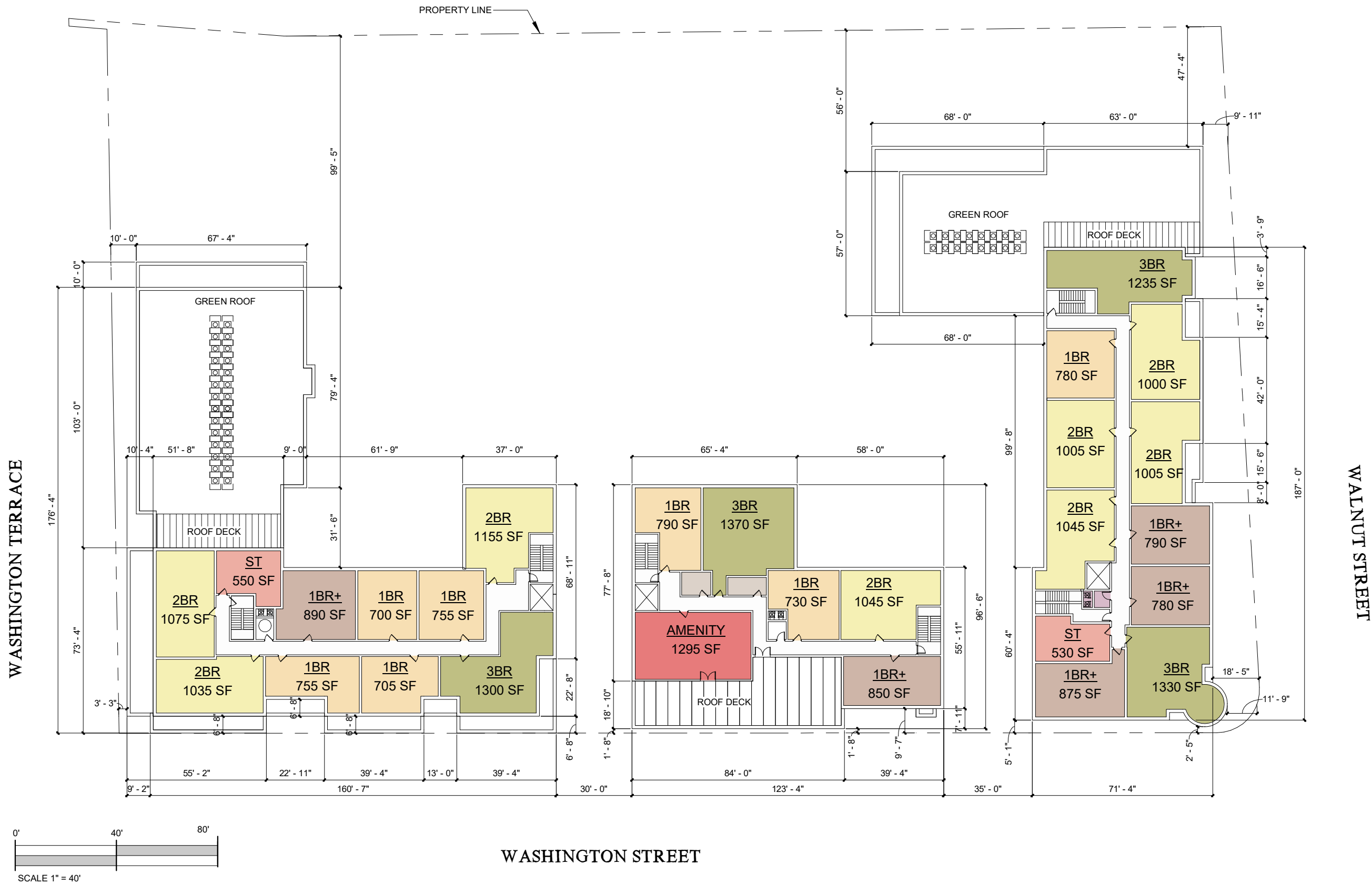
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SCALE: 1" = 40'-0"

FOURTH FLOOR  
PLAN

A1.15

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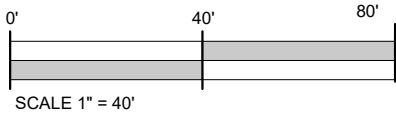
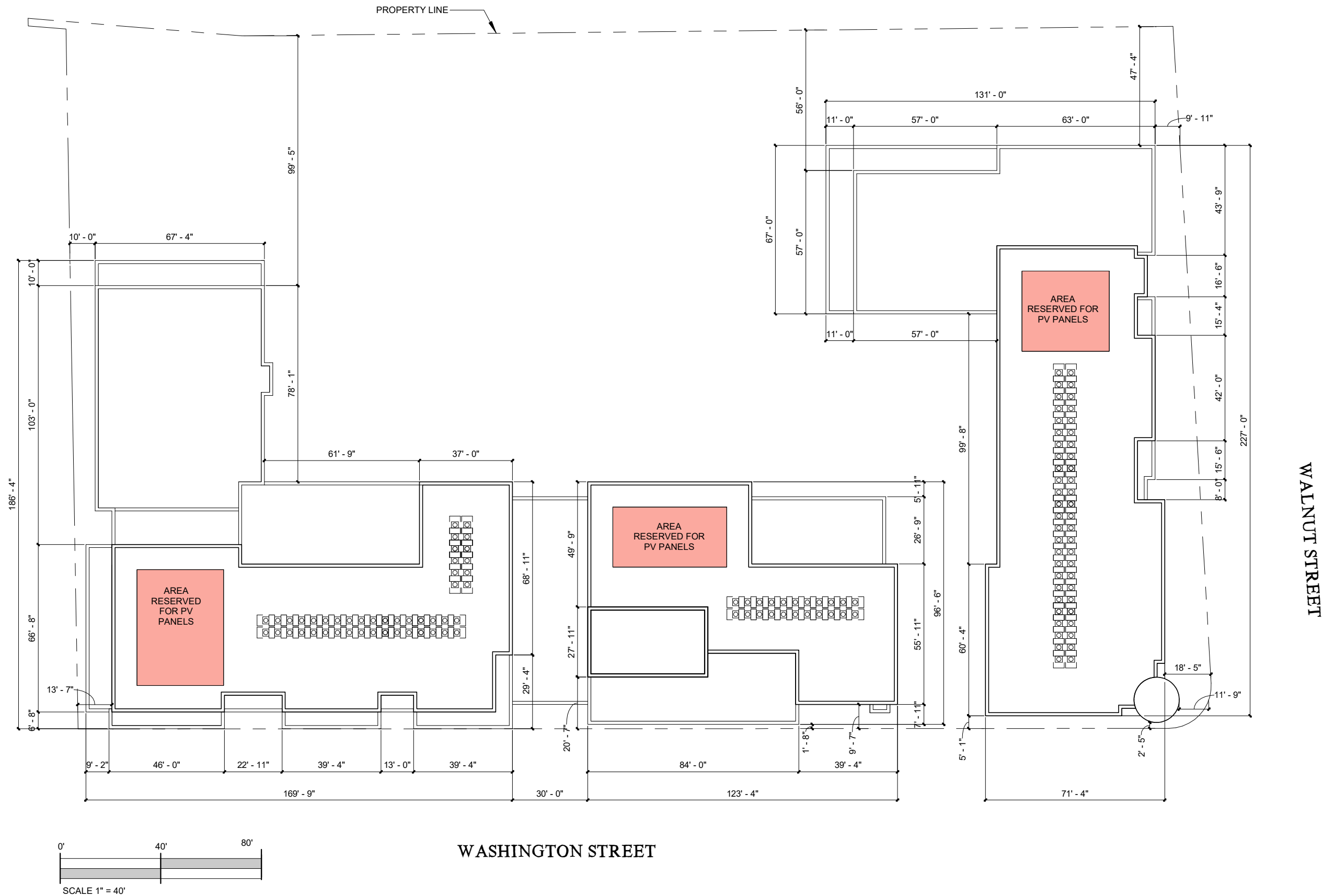
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FIFTH FLOOR  
PLAN

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WASHINGTON TERRACE



LEGEND	
	ROOFTOP CONDENSING UNIT

WALNUT STREET

WASHINGTON STREET

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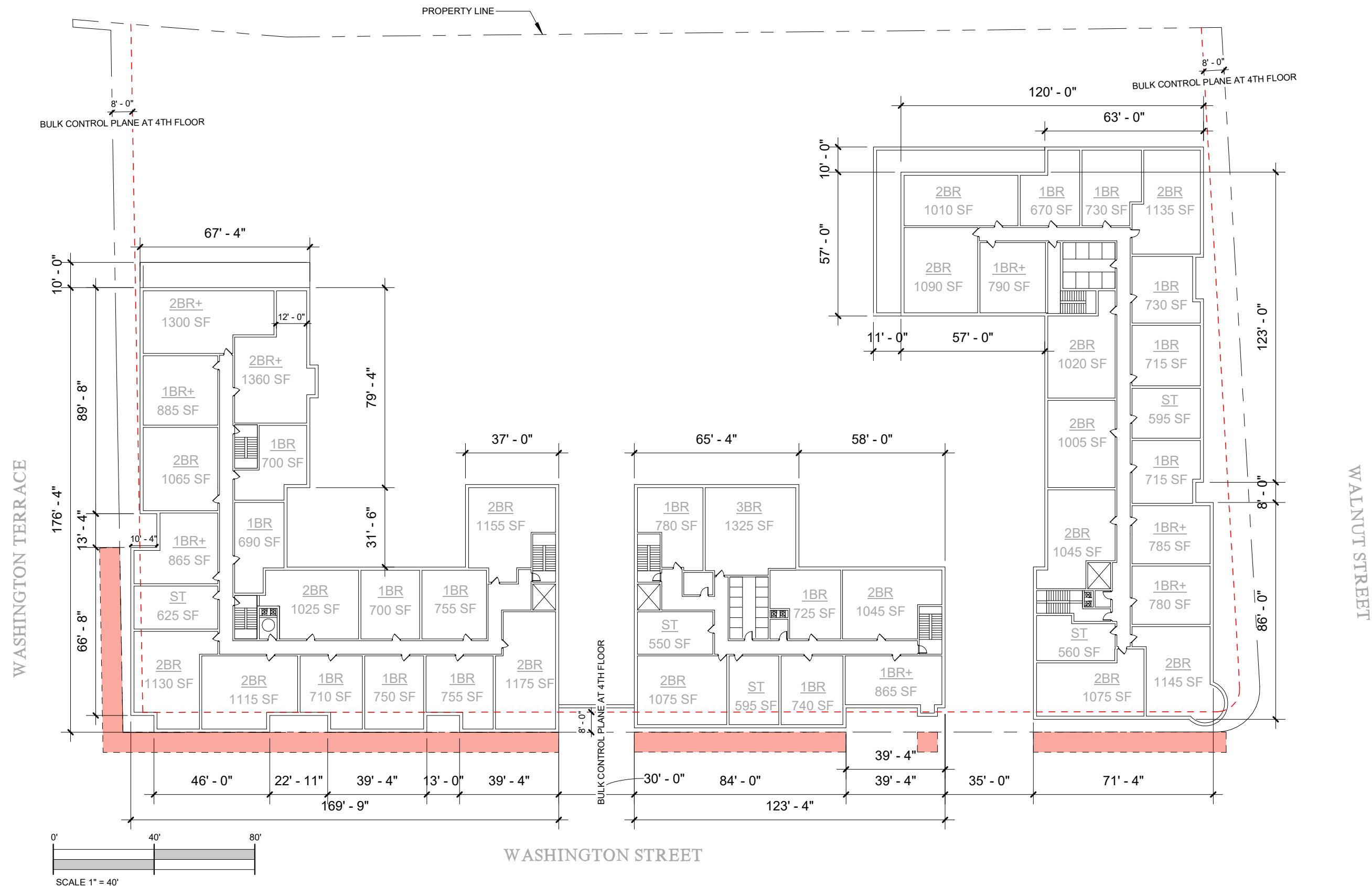
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ROOF PLAN

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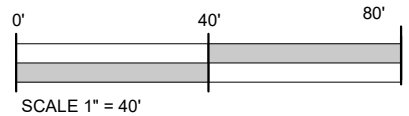
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4TH FLOOR  
SETBACK  
RELIEF

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5TH FLOOR  
SETBACK  
RELIEF

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## BUILDING ELEVATIONS

## A2.10

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① SOUTH ELEVATION - WASHINGTON STREET



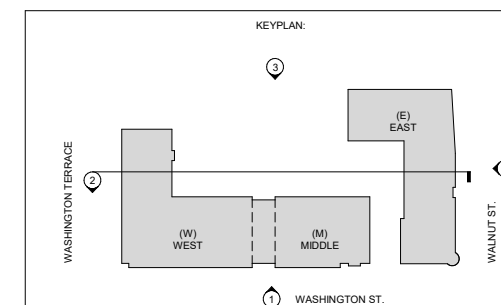
② NORTH ELEVATION/ SECTION



### ③ NORTH ELEVATION



④ EAST ELEVATION - WALNUT STREET



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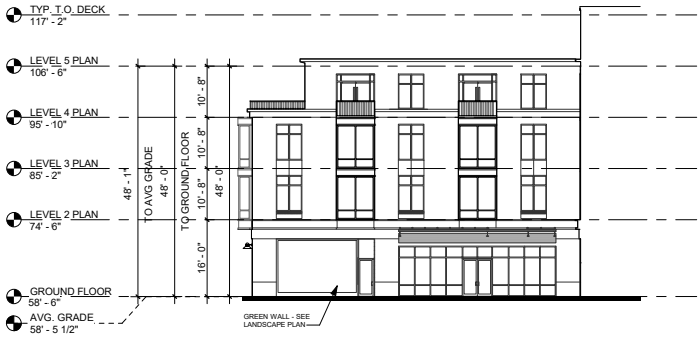
BUILDING  
ELEVATIONS

A2.11

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1 WEST ELEVATION - WASHINGTON TERRACE (WEST BLDG)



2 COURTYARD SOUTH ELEVATION (EAST BLDG)



3 COURTYARD WEST ELEVATION (EAST BLDG)



4 COURTYARD EAST ELEVATION (MIDDLE BLDG)

